

**Town of Wayland
Economic Development Committee
May 16, 2013
Meeting Minutes**

Members present: Stanizzi, Potter, Milburn, Watkins, Willard

Members not present: Uveges

Public: Gil Wolin, Molly Upton, Cynthia Hill, Don Bustin, Gretchen Schuler, Kurt Tramposch, David Hill

The meeting was called to order by Chair Stanizzi in Selectmen's Meeting Room at 8:30 am

Public Comment: no formal comment; there was subsequent dialogue with public attendees.

Mr. Bustin requested that EDC discuss alternatives with Housing Partnership. Ms. Stanizzi noted that the committee's scope was highest and best use for the target site, not overall housing program for the Town.

Ms. Upton requested that EDC talk to nonprofit housing developer such as Jewish Community Housing for the Elderly. Ms. Stanizzi responded that it was planned.

Several public participants requested that EDC evaluate the River Road Site as an alternative location for River's Edge. Ms. Stanizzi committed to EDC investigating the request, and initial points of comparison were reviewed during the meeting.

Several public participants commented on the potential for high turnover of tenants. For younger age demographics it was communicated at the last meeting that turnover could be as high as 50% per year. The discussion evolved to support the point that seniors might be better for the long haul. There was a desire to investigate additional properties in Wayland for a similar development project.

Inquiries were made whether Wayland had the infrastructure for the burden that the different tenant types might have on the town such as increased police.

Meeting minutes: minutes for the May 10 meeting were approved 5-0 as amended

Goals:

The committee confirmed their goals for the River's Edge Site. The prioritized goals were approved 5-0 as:

- Goal 1: Create affordable and market rate housing for seniors and non-seniors; maximizing the proportion designated for seniors.
- Goal 2: Define the housing so as to maximize its contribution to the 40B quota for the Town of Wayland.
- Goal 3: Guide project to work with the character of the community.
- Goal 4: Maximize the contribution of revenue to town (up front and net revenues for current and next generation of residents).
- Goal 5: Focus project parameters to be commercially viable for developers to bid/participate

- Goal 6: Resolve project challenges with transparency and bring resolution to issues.

The committee voted 3 to 2 on not making any changes to the zoning as previously determined as it pertains to age restriction. Potter and Watkins voted No while Stanizzi, Milburn and Willard voted in the affirmative.

Activity: The Committee reviewed activities required to support the goals of the committee.

No	Goal	Activity	Who
1	Goal 1	Conduct tours of Shillman House and other new apartment communicates (such as Charles River Landing) for interested parties. (3 tours during summer?)	Stanizzi, Milburn
2	Goal 1	Outreach to community to engage people interested in living in River's Edge, or to otherwise familiarize people with the concept. Create a sign up list and promote in Crier and on Patch	Watkins
3	Goal 2,3,4	Collect input as to program, density, height, amenities from potential users and non-users.	Stanizzi
4	Goal 2,3,4	Continue Massaging design, density, massing based on input	Stanizzi
5	Goal 2,3,4	Review impacts of alternatives	Stanizzi
6	Goal 5	Outreach to potential financing sources (and identify additional developers) to improve information for RFP and to increase appeal to potential investors	Stanizzi
7	Goal 6	Wireless: Revise REHOD zoning language to confirm it does not preclude WCOD in any way; determine viability of additional cell tower sites within WCOD	Sarkisian, EDC
8	Goal 6	River Road/Rt 20: Work with BPWIPMBC to fully vet the Rt 20/River Road site swap. Present an alternative that considers highest use of the River Road for 50, 160 or 216 units. Scope for EDC is to provide data to DPW.	Stanizzi
9	Goal 6	DPW Project: Help bring resolution to the DPW project, if and where possible.	NA
10	Goal 6	Septage Facility: Address question of demolishing Septage Facility in advance. 1 page white paper	Stanizzi
11	Goal 6	Make recommendation as to program and define River's Edge warrant for fall meeting consideration. During process, better outline additional topics such as:	NA
12	Goal 6	Potential Sudbury agreement resolution. 1 page white paper.	Potter
13	Goal 6	Draft potential deed restriction language, developer agreements, to help address questions and have draft to review/amend with comments as they arise.	Task Removed
14	Goal 6	Complete ANRAD that was not able to be completed over the winter, to address basic Con Com questions and provide general guidance for RFP	Potter
15	Goal 6	Outline police & fire department review of recommended design	Willard
16	Goal 6	Outline wastewater and storm water descriptions for review by interested parties. 1 Page White paper	Stanizzi

The meeting was adjourned at 10:45.

Submitted by Dave Watkins